



## COUNTY OF PLACER

### Community Development Resource Agency

## PLANNING

There are three Memorandum of Understandings (MOU's) between the Tahoe Regional Planning Agency (TRPA) and Placer County. Placer County is responsible for the review and approval of new single-family dwellings, multi-family dwellings (4 or less), additions to residential dwellings, permitting of signage projects, and verification and transfer of land use entitlements. *(A one page MOU summary is below):*

Currently Tahoe land development Departments handle the MOU's in the following manner:

#### **Building Dept. -**

- Building Dept. accepts building permit applications and collects application and review fees.
- They review structures and will verify compliance with TRPA submittal requirements, such as BMP calculations, proposed coverage, paved access/parking, vegetation protection measures, temporary construction BMP's, tree removal, and revegetation plans.
- Two permits will be issued: a building permit and a TRPA permit. TRPA permits require a security to insure BMP installation and revegetation.
- Building conducts a pre-grade inspection to insure that temporary BMP's are in place, and that vegetation protection measures are installed. While on site for building inspections, they will look for continuing compliance with BMP requirements. Both permits will be finalized, based upon inspections and input from other departments.
- TRPA security is released when site work is completed and BMP's are in place. Building Dept. monitors fees, and sends the appropriate portion to TRPA, and they also report to TRPA on security releases so that TRPA can issue a Certificate of Completion to the permittee.

Not an MOU function:

- Annual Residential allocation distribution

#### **Engineering & Surveying Dept. (ESD) Department of Public Works (DPW)-**

- ESD and DPW do not have any formally defined role with respect to the TRPA MOU. However, they review applications and plans for encroachment permit requirements, grading ordinance requirements, flood damage prevention ordinance requirements, traffic mitigation fees, variance or use permit conditions, mapped easement restrictions, developer's notebook conditions, and verifies that temporary BMP's are included on the plans.
- ESD will be implementing new NPDES (National Pollution Discharge Elimination System) permit requirements, as required by the Lahontan Regional Water Quality Control Board and incorporated into pending grading ordinance revisions. Some NPDES requirements may overlap existing TRPA MOU requirements. The primary additional NPDES requirement will be to provide regular (weekly to bi-weekly) inspection of residential, utility and commercial sites authorized by a grading permit.

Not an MOU function:

- Transit (TART)
- EIP (Erosion Control Projects to treat road run off)
- BMP Retrofit Outreach (notifying public of requirement to install permanent BMP's on private property per time line mandated by TRPA)
- Linkage performance reports such as TLOS, BMP and EIP reports

**Planning Dept. –**

- Performs pre-application matters, such as site assessments to verify existing land coverage on a parcel and any BMP's needed for the parcel, use verifications, land capability, coverage transfers and banking. This also includes permit and deed restriction transfers of TRPA entitlements to separate parcels.
- Once a building permit application is submitted through the Building Dept., Planning reviews plans for compliance with TRPA and County requirements, such as zoning, height restrictions, setbacks, accessory living area (TRPA Code of Ordinances 18.2 (f)) etc.
- Recommends Commercial Floor Area (CFA) on new development projects to TRPA from the County's commercial allocation pool.
- Review and permitting of signage projects as outlined in the MOU adopted December 17, 1997;
- Projects requiring significant environmental review will be handled as a joint environmental document between TRPA and Placer County.

Not an MOU function:

- The 19-member Advisory Planning Commission (APC) and Performance Review Committee (PRC) assist the TRPA Governing Board with technical and scientific issues. The Placer County APC and PRC person is handled by Planning

## Summary of TRPA MOU's with Placer County

Through three Memorandum of Understandings (MOU's) between the Tahoe Regional Planning Agency (TRPA) and Placer County, Placer County will be responsible for the review and approval of the following within its jurisdiction:

1. New single-family residential dwellings, and new multi-family dwellings (4 units or less) as outlined in the MOU adopted March 25, 1992. Amended *[February 7, 1995]* to include modifications (additions) to existing residential dwellings and modifications (additions) to existing multi-family residential dwellings (4 units or less);
2. Review and permitting of signage projects as outlined in the MOU adopted December 17, 1997;
3. Expands 1995 and 1997 MOU's authority to include the following additional activities to be *reviewed, permitted and enforced* by County as outlined in the MOU adopted April 3, 2000 *[Amended April 26, 2000]*:

- Multi-person Dwellings
- Nursing and Personal Care Facilities
- Residential Care Facilities
- Minor Additions/Modifications to Tourist Accommodations
- Existing Use/Structure Verifications
- Coverage Transfers
- Unit of Use Transfers
- Allocation Transfers
- Development Right Transfers
- Banking
- Temporary Activities, Structures and Uses
- Site Assessments
- Recreation
- Public Service

The above MOU's are to be review, approved and inspected by Placer County and would be limited to only those projects identified above as staff level review projects. Any of the listed activities listed as Hearing Officer or Governing Board level would be retained by TRPA. Any project requiring a higher level of environmental documentation than Categorical Exemption as defined under the California Environmental Quality Act (CEQA) shall automatically require TRPA review and approval. Placer County will only review projects that will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code, environmental thresholds, and other plans and programs. Placer County shall not process any application in which the County is the applicant or where there exists a conflict of interest or does not have jurisdiction (i.e. Federal, State and Schools).